

DOUGLAS COUNTY, NV

2016-886257

RPTT:\$5.85 Rec:\$16.00

\$21.85 Pgs=3

08/18/2016 09:46 AM

TIMESHARE CLOSING SERVICES

KAREN ELLISON, RECORDER

APN: 1319-30-720-001 PTN

Recording requested by:

Gary C. Baker

and when recorded mail to:

Timeshare Closing Services, Inc.

8545 Commodity Circle

Orlando, FL 32819

www.timeshareclosingservices.com

Escrow # 110060616005

Mail Tax Statements To: Jamie Allen Taylor, 1066 Depot Court, Gervais, Oregon 97026

Consideration: \$1050.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Gary C. Baker and Gail M. Baker, Husband and Wife, as Joint Tenants with Right of Survivorship, whose address is c/o 8545 Commodity Circle, Orlando, Florida 32819, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Jamie Allen Taylor and Erin Eliza Taylor, Husband and Wife, as Joint Tenants with Right of Survivorship, whose address is 1066 Depot Court, Gervais, Oregon 97026, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as The Ridge Tahoe, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assignees forever.

Document Date: 8-18-16

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first below written.

Jacqueline Heredia
Witness #1 Sign & Print Name:
Jacqueline Heredia

Gary C. Baker
Gary C. Baker
by Joel Richwagen, as the true and lawful attorney in fact under that power of attorney recorded herewith.

Melanie Prow
Witness #2 Sign & Print Name:
MELANIE PROW

Gail M. Baker
Gail M. Baker
by Joel Richwagen, as the true and lawful attorney in fact under that power of attorney recorded herewith.

STATE OF Florida) SS
COUNTY OF Orange)

On 8-18-16, before me, the undersigned notary, personally appeared Joel Richwagen, as the true and lawful attorney in fact under that power of attorney recorded herewith for Gary C. Baker and Gail M. Baker, Husband and Wife, as Joint Tenants with Right of Survivorship, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



SIGNATURE: Melanie Prow
MELANIE PROW

My Commission Expires: 1-16-20

Exhibit "A"

File number: 110060616005

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof;

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements and improvements as follows:

(A) An undivided 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 35 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Six recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, and as described in the Recitation of Easements Affecting The Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest, in Lot 28 only, for one week each year in accordance with said Declaration.

A portion of APN: 42-254-35

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-30-720-001 PTN
 b. _____
 c. _____
 d. _____

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 Other **TIMESHARE**

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 1,050.00
 b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
 c. Transfer Tax Value: \$ 1,050.00
 d. Real Property Transfer Tax Due \$ 5.85

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity AGENT
 Signature _____ Capacity AGENT

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: GARY C BAKER
 Address: 8545 COMMODITY CIRCLE
 City: ORLANDO
 State: FL Zip: 32819

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JAMIE ALLEN TAYLOR
 Address: 1066 DEPOT CT
 City: GERVAIS
 State: OR Zip: 97026

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: TIMESHARE CLOSING SERVICES Escrow #: 110060616005
 Address: 8545 COMMODITY CIRCLE
 City: ORLANDO State: FL Zip: 32819

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED